



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



Richard J. Bruckner  
Director

February 3, 2015

Jae Seob Kim  
3115 Foothill Blvd. Ste. "O"  
La Crescenta, CA 91214

**REGARDING: PROJECT NO. R2014-02292-(5)  
CONDITIONAL USE PERMIT NO. 201400102  
3115 FOOTHILL BLVD. SUITE "O"  
(APNS: 5802-010-005 AND 5802-010-006)**

Hearing Officer Bruce Durbin, by his action of **February 3, 2015**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **February 17, 2015**. **Appeals must be delivered in person.**

**Appeals: To file an appeal, please contact:**  
Regional Planning Commission, Attn: Commission Secretary  
Room 1350, Hall of Records  
320 West Temple Street, Los Angeles, CA 90012  
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Maria Masis of the Zoning Permits East Section at (213) 974-6435, or by email at [mmasis@planning.lacounty.gov](mailto:mmasis@planning.lacounty.gov). Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,  
DEPARTMENT OF REGIONAL PLANNING  
Richard J. Bruckner

  
Maria Masis, Supervising Regional Planner  
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion),  
c: DPW (Building and Safety); Zoning Enforcement;  
MM: KK



**FINDINGS OF THE HEARING OFFICER  
AND ORDER  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02292-(5)  
CONDITIONAL USE PERMIT NO. 201400102**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201400102 ("CUP") on February 3, 2015.
2. The permittee, Jae Seob Kim ("permittee"), requests the CUP to authorize the sale of beer and wine for on-site consumption within an existing restaurant ("Project") on a property located at 3115 Foothill Boulevard, Unit "O" in the unincorporated community of La Crescenta-Montrose ("Project Site").
3. Pursuant to Los Angeles County Code ("County Code") section 22.28.110, the sale of alcoholic beverages for on-site consumption in connection with the operation of an existing restaurant is permitted in the C-1 (Restricted Business) zone provided a CUP is first obtained. Additionally, pursuant to section 22.56.195.A.(1), establishments that do not currently, but propose to, sell alcoholic beverages, for either on-site or off-site consumption require a CUP. To sell beer and wine for on-site consumption, the permittee must first obtain a Type 41 license from the California Department of Alcoholic Beverage Control ("ABC").
4. The Project Site is 1.4 gross acres (1.1 net acres) in size and consists of one legal lot. The restaurant is located in a triangular-shaped tenant space in the southeastern corner of the lot and has an area of 1,800 square feet.
5. Project Site is located in the Montrose Zoned District and is currently zoned C-1 (Restricted Business).
6. The Project Site is located within the Major Commercial land use category of the Countywide General Plan ("General Plan") Land Use Policy Map.
7. Surrounding Zoning within a 500-foot radius includes:
  - North: R-1 (Single-Family Residence) and R-3 (Limited Multiple Residence)
  - South: R-2 (Two-Family Residence), C-1, C-3-BE (Unlimited Commercial-Billboard Exclusion), and M-1-DP-U/C-BE (Light Manufacturing-Development Program-Unilateral Contract-Billboard Exclusion)
  - East: R-1, R-2, R-3, and C-1
  - West: C-1 and the City of Glendale
8. Surrounding land uses within a 500-foot radius include:
  - North: Single-family and multi-family residential
  - South: Single-family residential, multi-family residential, retail, a self-service storage facility, a gas station, a towing yard, and a preschool

East: Single-family residential, multi-family residential, retail, and offices  
West: Retail, offices, a bank, and a restaurant

9. There are currently four businesses selling alcohol within a 500-foot radius of the subject property. However, all of these other licenses are for off-site consumption only. There are three Type 20 licenses for beer and wine sales for off-site consumption which include the food mart associated with the Shell gas station to the southeast, the La Crescenta Han Kook Market to the northwest, and within the Walgreens pharmacy store to the southeast. There is one Type 21 license to sell a full line of alcohol for off-site consumption that is located at Christie's Liquor to the southeast of the site.
10. The Project Site was rezoned in 1947 to C-1 with the adoption of Ordinance No. 5017. In October of 1985 Plot Plan No. 34068 was approved for the development of a commercial center and a parking lot. A revised approval was issued in June of 1985 and an addition was authorized in 1999 that included the subject tenant space. A restaurant was first established in the subject tenant space in December of 2000.
11. The site plan for the Project depicts a diamond-shaped property with an easement adjoining the western property line and Foothill Boulevard to the south. There is a 46-car parking lot in the front of the property adjacent to Foothill Boulevard and 13 additional covered parking spaces in the southeastern corner of the property underneath the subject restaurant. The commercial building borders the northern and eastern property lines and contains 15 tenant spaces.
12. The Project Site is accessible via Foothill Boulevard to the south. Primary access to the Project Site will be via an entrance/exit on Foothill Boulevard. Secondary access to the Project Site will be via an entrance/exit on the easement adjacent to the western property line.
13. There are 59 existing parking spaces available on the subject property.
14. On October 9, 2014, prior to the Hearing Officer's public hearing on the Project, the permittee presented the proposed project to the Land Use Committee of the Crescenta Valley Town Council. On October 16, 2014, the Crescenta Valley Town Council reviewed the Project. Staff received a letter in support of the project that was submitted by the Crescenta Valley Town Council on December 9, 2014. No other correspondence was received from the public regarding the Project.
15. The County Sheriff's Department ("Sheriff") indicated there has only been one call for service for this tenant and it was "routine in nature with no significant issues." The Sheriff does not oppose the approval of this CUP.
16. ABC provided statistics for the crime reporting district and census tract associated with the Project Site. Five licenses are allowed in the census tract and there are currently no licenses for on-site consumption. The total number of offenses in Reporting District 1286 is 146 and the average number of offenses per district is 85.7; therefore, the Project Site is located in a high crime reporting district. ABC

indicated that there is an undue concentration of licenses in this area and the applicant will be required to demonstrate that a public convenience or necessity would be served by the issuance of the license.

17. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of alcoholic beverages in an existing restaurant, with negligible or no expansion of use beyond that which was previously existing.
18. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
19. No correspondence was received from the public regarding the Project.
20. A duly noticed public hearing was held on February 3, 2015 before the Hearing Officer. The applicant's representative, Jonathan Pae, presented testimony in favor of the request. There being no further testimony, the Hearing Officer closed the public hearing and approved the project.
21. The Hearing Officer finds that the Project is consistent with the goals and policies of the General Plan, based on the following. The Major Commercial land use designation is intended for central business districts and a range of mixed commercial retail and service activities. The existing commercial center is located adjacent to Foothill Boulevard and contains various commercial retail and service activities, including the restaurant. The sale of beer and wine is ancillary to the business and is therefore consistent with the allowed uses of the underlying land use category.
22. The Hearing Officer finds that the Project is consistent with the C-1 zoning classification because the sale of alcohol in conjunction with the restaurant use is permitted in the C-1 zone with a CUP pursuant to section 22.28.110 of the County Code.
23. Conditions will limit the hours of alcohol sales to between 11:00 a.m. and 10:00 p.m. Furthermore, conditions will provide additional safety measures, such as the maintenance of on-site security cameras; and prohibit coin-operated amusements in an effort to ensure that the business will continue to operate in a safe, neighborly manner. Based on the foregoing, the Hearing Officer finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

24. The commercial center was constructed in 1985 and a restaurant was permitted in 2000. The approvals established under Plot Plan No. 34068 included review of development standards including setbacks, landscaping, building height, lot coverage, and parking. No changes to the building or parking lot are proposed as part of the Project. Therefore, based on the foregoing, the Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
25. The Project Site is accessible from Foothill Boulevard, an existing major highway, and is located along an existing Class II bike path as classified in the 2012 Bicycle Master Plan adopted by the Board of Supervisors on March 13, 2012. There is also a bus stop located approximately 500 feet to the west of the Project Site on the corner of Foothill Boulevard and Pennsylvania Avenue. Based on the foregoing, the Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
26. The Project Site is located along a commercial corridor containing a mixture of commercial and institutionally-zoned properties. There are sensitive uses within a 600-foot radius of the Project Site including a kid's gymnasium, a charter school, and a preschool. However, the gymnasium and the charter school were established without authorization from Regional Planning. The preschool is located approximately 600 feet from the Project Site and Foothill Boulevard provides a buffer between the two uses. Based on the foregoing, the Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
27. The Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area. There are residentially-zoned properties to the north of the subject property. However, the building abuts the northerly property line and acts as a buffer between the subject tenant space and the residences. Furthermore, the restaurant is in the tenant space farthest from the residential area. The Project Site is also located adjacent to other commercial centers and is across the street from a large Orchard Supply Hardware store.
28. There are four other licenses within 500 feet of the Project Site; all of these licenses permit the sale of alcohol for off-site consumption. No other licenses in the area have been authorized for the sale of alcohol for on-site consumption. ABC allows for a maximum of five licenses permitting the sale of alcohol for on-site consumption in the census tract and there are currently no active licenses. Therefore, the Hearing Officer finds that the requested use at the proposed location does not result in an undue concentration of similar premises.

29. Conditions will prohibit live entertainment and restrict the hours of alcohol sales. Additionally, the local community group has expressed their support for the Project. Therefore, the Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
30. A site visit by staff from the Department of Regional Planning confirmed that the restaurant is well maintained. Conditions related to property maintenance will ensure that the exterior appearance of the building will remain clean and free of graffiti. Based on the foregoing, the Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.
31. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to fifteen (15) years.
32. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the La Crescenta Library. On December 16, 2014, a total of 512 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as eight notices to those on the courtesy mailing list for the Montrose Zoned District and to any additional interested parties.
33. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

**BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:**

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The requested use will not result in an undue concentration of similar premises.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

**THEREFORE, THE HEARING OFFICER:**

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
2. Approves Conditional Use Permit No. 201400102, subject to the attached conditions.

MM:KK  
1/5/15

c: Hearing Officer, Zoning Enforcement, Building and Safety



**CONDITIONS OF APPROVAL  
COUNTY OF LOS ANGELES  
PROJECT NO. R2014-02292-(5)  
CONDITIONAL USE PERMIT NO. 201400102**

**PROJECT DESCRIPTION**

The project is for a Conditional Use Permit ("CUP") to authorize the sale of beer and wine for on-site consumption within an existing restaurant subject to the following conditions of approval:

**GENERAL CONDITIONS**

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9, shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on February 3, 2030.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$2,000.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate

Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **five (5) annual inspections followed by five (5) biennial (one every other year) inspections.** Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of notification

of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **April 6, 2015**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

#### PERMIT SPECIFIC CONDITIONS

19. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
20. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
21. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the lobby, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
24. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar

public service area. Such telephone numbers shall be visible by and available to the general public.

25. There shall be no consumption of alcoholic beverages outside the designated areas of the subject facility. The permittee shall instruct all designated employees, who directly serve or are in the practice of selling alcoholic beverages, regarding this restriction. Employees shall be instructed to enforce such restrictions and to call local law enforcement as necessary.
26. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A." A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu.
27. All servers of alcoholic beverages must be at least 18 years of age.
28. There shall be no music or other noise audible beyond the restaurant premises.
29. No live entertainment, dancing, or dance floor is authorized in or outside the premises.
30. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant.
31. Food shall be continuously provided during operating hours.

#### **PROJECT SITE SPECIFIC CONDITIONS**

32. This grant shall authorize the sale of beer and wine for on-site consumption within the existing restaurant.
33. This grant authorizes the daily sale of alcoholic beverages between the hours of 10:00 a.m. and 10:00 p.m. Monday through Thursday, 10:00 a.m. and 11:00 p.m. on Friday, and 8:00 a.m. to 11:00 p.m. on Saturday and Sunday.
34. At least one on-site security camera shall be maintained in good operating condition near the front and side entrances of the restaurant and shall be in operation during regular business hours. Footage from the security cameras shall be retained for at least one month, during which time it shall be made available to law enforcement upon request.
35. All exterior lighting shall be hooded and directed away from neighboring properties to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activation security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.

36. The restaurant shall not contain any coin-operated amusements, such as pool tables, juke boxes, video games, or other similar devices.
37. No outside storage is permitted on the subject property.
38. Temporary signs or banners shall not be displayed on the exterior walls or fascia of the building, or on any fence.